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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	6 Hertford Court, Wantirna South Vic 3152

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$860.000	&	\$946,000
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Median sale price

Median price	\$1,069,000	Hou	ise X	Unit		Suburb	Wantirna South
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property Price Date of sale 1 11 Courtney Sq WANTIRNA 3152 \$915,000 25/10/2017 2 16 Croxteth Way WANTIRNA 3152 \$900,000 15/10/2017 3 95 Harold St WANTIRNA 3152 \$861,000 17/06/2017

OR

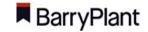
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant





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Indicative Selling Price \$860,000 - \$946,000 **Median House Price** September quarter 2017: \$1,069,000



Rooms:

Property Type: House (Res) Land Size: 782 sqm approx

Agent Comments

Comparable Properties



11 Courtney Sq WANTIRNA 3152 (REI)



Price: \$915,000 Method: Auction Sale

Date: 25/10/2017 Rooms: -

Property Type: House (Res)

Agent Comments



16 Croxteth Way WANTIRNA 3152 (REI)





Price: \$900,000 Method: Private Sale Date: 15/10/2017

Rooms: -

Property Type: House

Agent Comments



95 Harold St WANTIRNA 3152 (REI)





Price: \$861,000 Method: Auction Sale Date: 17/06/2017

Rooms: 5

Property Type: House (Res) Land Size: 602 sqm approx

Agent Comments

Account - Barry Plant





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